

Jennifer Burdick - Fwd: Thank you and more information**Attachment 1**

From: Laura Dent
To: Jennifer Burdick
Date: 6/10/2014 1:53 PM
Subject: Fwd: Thank you and more information
CC: Regina Romero
Attachments: Acquisition Costs 2014.pdf; \$3 million not \$7 million.pdf

Hi Jen,

Can your team possibly consider the numbers presented by Broadway folks and let us know if these are reflections that staff agrees with? I know we had a general conversation about this, but don't recall details. I will be at a neighborhood meeting Thursday but will try to catch up with you at the Broadway meeting after. Any feedback will be helpful for CM Romero. Thanks!

best,
 Laura

Laura Dent, MPA
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>>> "Tabili, Laura - (tabili)" <tabili@email.arizona.edu> 5/28/2014 7:45 PM >>>
 Dear Councilmember Romero and Ms. Laura Dent,

Thank you for meeting with the Broadway Coalition yesterday.

We are pleased that you continue to take an active interest in the Broadway Project, and thank you particularly for your recent support on the Council.

Recognizing that the threat of financial repercussions is a cause of concern, I attach a number of financial documents as you requested.

1. The first is a statement produced recently by the Broadway Design Team, showing acquisition costs for wider crosswidths would significantly exceed the \$43.7 budgeted for acquisition in 2006--of which we believe several million has already been spent. We understand the City of Tucson would be liable for the difference, amounting to tens of thousands of dollars in some cases.

We believe, in fact, that the true costs of a wider road have yet to be calculated fully, including operations and maintenance, heat island effect, and relocation costs, as well as the cumulative impact of lost tax revenues over a period of years. This might begin to put into perspective short-term fears of monies endangered or withheld by various funders.

Yesterday, for example, we shared sales tax figures showing revenues of over \$2.7 million in 2011, of which over \$675,000 flowed into City coffers. Adding to this the annual \$1.5 million impact of Tucson Modernism Week and real estate taxes that totaled over \$720,000 last year for the north side alone indicates demolition or disruption of the Sunshine Mile would trigger substantial revenue losses, compounded each year thereafter.

2. I also attach Margot Garcia's breakdown of the \$7 million spent on acquisition thus far, showing only a portion came from RTA. HURF funds expended could be recouped if properties are not demolished but sold.

3. Below I have pasted in the text of our followup email after meeting with RTA Director Farhad Moghimi earlier this Spring.

In response to your question about the current width of the roadway, my records tell me a neighbor measured the curb-to-curb width at Highland (at risk to life and limb) and found it was 64', including two 5-foot bike lanes and five traffic lanes of various widths. At spots further east the roadway may be wider. The Right of Way, my notes tell me, is 79', including sidewalks. This suggests JD's proposal would require minimal acquisition, and perhaps none further east.

http://www.tucsonaz.gov/files/projects/broadway/2014_04-30_Revised-PotAcqCosts.pdf

Thank you again for taking the time to meet with us, and for your stalwart support.

Please do not hesitate to contact me if I can provide you with any further information.

With best wishes,

Laura Tabili for the Broadway Coalition

Dear Farhad,

Thank you for meeting with the Broadway Coalition steering committee on February 5. We were pleased with the frank and full discussion.

We believe we have agreement on the following points:

- the 150', 8-lane version of the plan is unnecessary and wasteful of taxpayer dollars.
- traffic projections on which the plan was premised have not materialized and are unlikely to do so.
- the important economic contribution of existing local businesses.
- the Broadway Project was one of dozens of projects on the 2006 ballot, and thus ballot language for this single project need not be fetishized.
- consistent and substantial public and stakeholder opposition to widening the street has been expressed in all

three public meeting attended by hundreds of people, as well as outside of such meetings.

–RTA legal counsel Thomas Benavidez as well as Jim De Grood have admitted flexibility is permissible.

–the City of Tucson as Lead Agency is entitled to decide on the roadway design as long as functionality is preserved.

We would like to reiterate our desire to work with you to preserve and enhance Broadway and the Study Area.

We applaud your new style of leading the RTA and hope the message of greater openness can be conveyed to the Citizens Task Force, who have been hearing mixed messages since June 2012.

We are pleased that you are open to authorizing a transit study so that the roadway will incorporate appropriate transit infrastructure.

We hope to maintain regular communication with you in the future.

Again, thank you for taking the time to meet with us.

With best wishes,

Laura Tabili for the Broadway Coalition

\$3 million, not \$7 million

The number 7 million dollars is getting thrown around as the money COT will have to pay back if the Broadway project collapses. This is where the number comes from: See below. Number refers to a piece of property on the map. #15 is Albert's Gas Station, I believe #24 is Volvo, and #16 was Panda Buffet.

Note that not all the money is from RTA, some from PC Bond funds, some from COT. I am told the COT money was HURF funds and those would be put back into HURF account.

Remember, these properties would be sold, so the money would be recouped.

Margot

Broadway BL: Euclid Av to Country Club Rd. 1989 Right-of-Way Plan & City-owned Parcels to Date

Non RTA Project Funding	Acquisition costs	Relocation costs	Total
1 \$216,000	\$216,000		
2 \$55,000	\$55,000		
3 \$200,000	\$200,000	COT	
4 \$78,400	\$78,400	COT	
5 \$76,500	\$76,500	PAG	
6 \$71,000	\$71,000	PAG	
7 \$939,670	\$939,670	PAG	
8 \$476,453	\$476,453	PAG	
9 \$98,500	\$98,500	97 PC Trans Bonds	
10 \$188,000	\$25,456	\$213,456	97 PC Trans Bonds
11 \$149,205	\$12,500	\$161,705	97 PC Trans Bonds
14 \$2,008,500	\$2,008,500	TDOT	
Total/ Non RTA	\$4,595,184		

RTA Funding

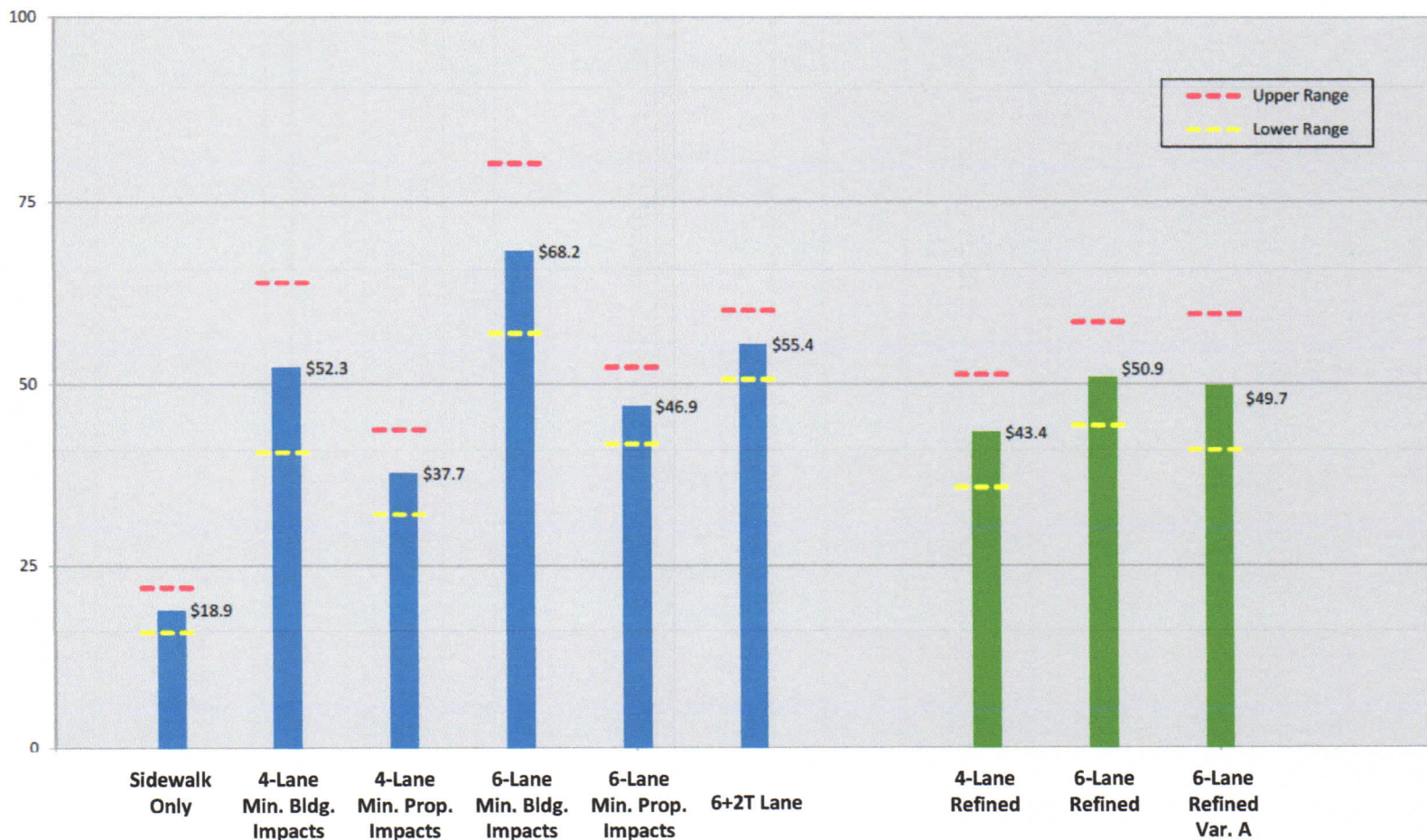
12 \$197,700	\$1,300	\$199,000	97 PC Trans Bonds
13 \$398,100	\$398,100		97 PC Trans Bonds
15 \$893,000	\$97,465	\$990,465	RTA
16 \$858,500	\$0	\$858,500	RTA
17 \$346,500		\$346,500	RTA
18 \$218,400	\$0	\$218,400	RTA
Total/ RTA		\$3,010,965	

Grand Total \$7,606,149

Taken from Broadway Bl. COT document Dec 19, 2012

Potential Acquisition Costs

Values shown are in millions



Attachment 2



[Current Projects \(/downtown-projects/projects/current/\)](/downtown-projects/projects/current/)

Project #107 - Broadway - Euclid to Country Club (Road Impro

[\(/downtown-projects/pictures/52a22da5-6f10-42ab-a9d8-7774a6594005.jpg\)](/downtown-projects/pictures/52a22da5-6f10-42ab-a9d8-7774a6594005.jpg)

Location:	Broadway Blvd between Euclid and County Club
Status:	In Planning
Total Estimated Project Cost:	\$71,347,000
Expenditures to Date Through 04/30/2014:	\$6,660,914.00
Estimated date of completion as of 11/14/2012:	07/31/2017
Project Contact:	Jennifer Toothaker Burdick (837-6648) (mailto:Jennifer.Burdick@tucsonaz.gov)

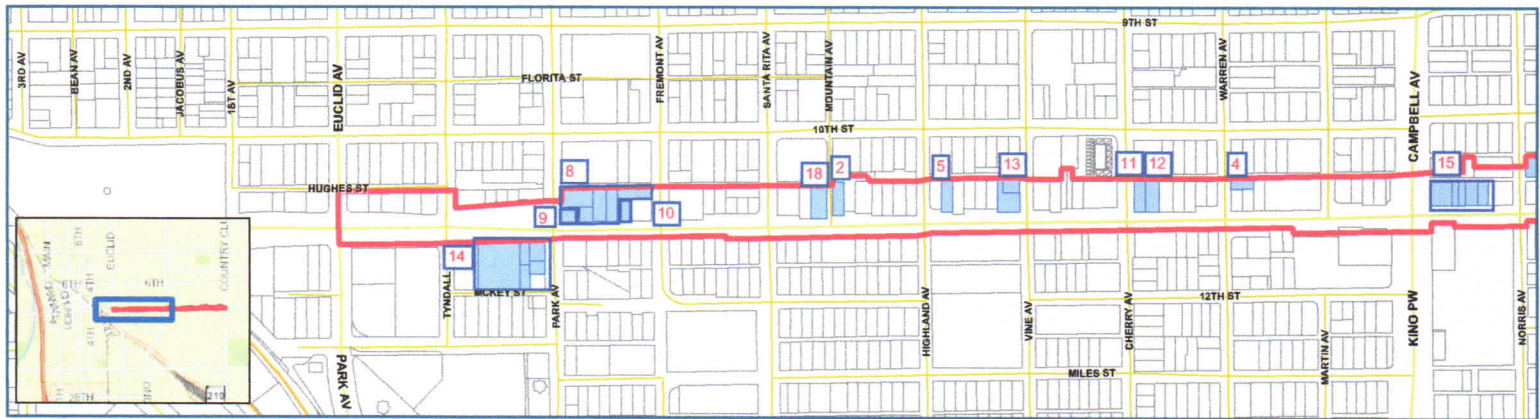
[View this project on the Projects Map \(http://maps.tucsonaz.gov/construction/?projID=107\)](http://maps.tucsonaz.gov/construction/?projID=107)

Description: Widen roadway to six travel lanes, two transit lanes, and a raised median. Improve sidewalk, street lighting, bike lanes, and landscaping.

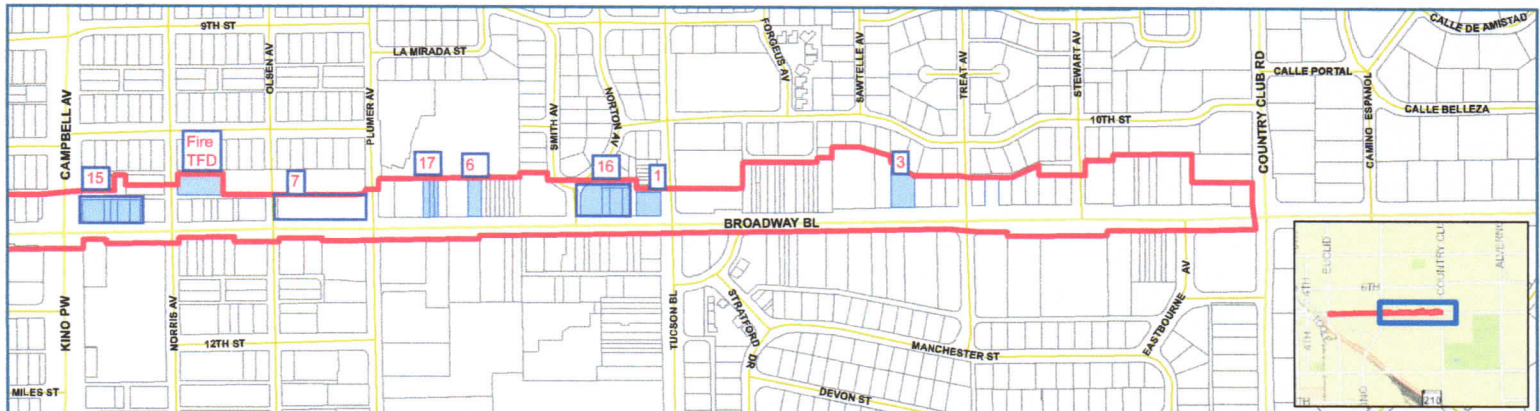
This project is included in the Regional Transportation Authority 20-year plan.
For additional information visit:

[Broadway Boulevard Project Website \(http://cms3.tucsonaz.gov/broadway\)](http://cms3.tucsonaz.gov/broadway)

Euclid Av to Campbell Av



Campbell Av to Country Club Rd



DRAFT

BROADWAY ACQUISITIONS

												Acquisition Funding, by Source								
Index	RP #	ADDRESS	Tax Code Number	SELLER	USE AT PURCHASE	CURRENT USE	MANAGED BY*	DATE ACQUIRED	ACQUISITION COSTS	TOTAL RELOCATION	ACQ + RELOC. SUBTOTALS	TDOT	COT	Unknown	PAG	97 PC TRANS BONDS	RTA	TOTALS		
Non RTA Project Funding																				
1	1858	2445 E.	125-08-104A	Dino Deaconini	commercial	Graffiti Abatement	TDOT / RE	1/4/1989	\$ 218,000	\$0	\$218,000			\$ 216,000				\$ 216,000		
2	1915	1303 E.	124-08-2330	Lillian Phebus	residential	Residential	HCD (EI Portal)	1/1/1990	\$ 55,000	\$0	\$55,000			\$ 55,000				\$ 55,000		
3	1937	2711 E.	125-08-104A	Hazel Oshrin	residential	Brewster Center	TDOT / RE	5/2/1990	\$ 200,000	\$0	\$200,000		\$ 200,000					\$ 200,000		
4	2498	22 N. Warren	124-08-1430	McCaddon Trust	residential	Residential	HCD (EI Portal)	12/8/1998	\$ 78,400	\$0	\$78,400		\$ 78,400					\$ 78,400		
5	2505	1408 E.	124-08-0930	Bryant Keefe	residential	Residential	TDOT / RE	1/29/1998	\$ 76,500	\$0	\$76,500				\$ 76,500			\$ 76,500		
6	2710	2248 E.	125-01-0380 129-04-157A 129-04-157B	Intrade Asia Pacific Corp.	land	Vacant land	TDOT / RE	6/7/1999	\$ 71,000	\$0	\$71,000				\$ 71,000			\$ 71,000		
(when purchased, codes were 129-04-0150, 129-04-0157 and 129-04-0157)																				
7	2782	2121 E.	124-06-2350 124-06-2380 124-06-2390 124-06-2400	MTV limited Part.	office/automotive	Vacant land	TDOT / RE	7/2/2001	\$ 939,670	\$0	\$939,670				\$ 939,670			\$ 939,670		
8	2799	10 N. Park	124-06-2420	ZDB Enterprises	industrial/office	Old Pueblo Trolley	TDOT / RE	8/17/2001	\$ 478,453	\$0	\$478,453				\$ 478,453			\$ 478,453		
9	2799	NEC Broadway/Park	124-06-2370	Benjou LLC	land	Old Pueblo Trolley	TDOT / RE	4/12/2005	\$ 98,500	\$0	\$98,500					\$ 98,500		\$ 98,500		
10	2799	1036 E.	124-06-2410	Charles Coury	residential	Old Pueblo Trolley	TDOT / RE	7/22/2005	\$ 188,000	\$25,456	\$213,456				\$ 213,456			\$ 213,456		
11	3010	1601 E.	124-09-1300 124-07-211B 124-07-2080 124-07-2070 124-12-001A 124-12-0020	Art Tom	residential	Vacant building	TDOT / RE	11/18/2005	\$ 148,205	\$12,500	\$161,705				\$ 161,705			\$ 161,705		
14	3051	930 E.	124-12-0020	ZDB Enterprises	office/Auto - BV	TDOT	TDOT / RE	10/2/2007	\$ 2,008,500	\$0	\$2,008,500	\$ 2,008,500						\$ 2,008,500		
									Non-RTA Project Funding Subtotal		\$ 4,557,228	\$37,956	\$4,595,184					\$ 4,595,184		
RTA Project Funding																				
12	3010	1611 E.	124-09-1290	Edward Ban	residential	Residential (HCD)	HCD (EI Portal)	8/4/2006	\$ 197,700	\$1,300	\$199,000					\$ 199,000		\$ 199,000		
13	2505	16 N. Vine	124-08-0980 124-08-0700 129-04-122A 129-04-1240 129-04-1250 129-04-1260	Edward Ban	commercial	Black Chamber	TDOT / RE	10/25/2006	\$ 398,100	\$0	\$398,100					\$ 398,100		\$ 398,100		
15	3096	1901 E.	129-04-1270 125-08-1000 125-08-1010 125-08-098A 125-08-1020	Gyuro Trust	Auto-Alberts	Vacant building	TDOT / RE	12/23/2009	\$ 893,000	\$97,465	\$990,465						\$ 990,465	\$ 990,465		
16	3116	2419 E.	125-08-103A	E. Broadway 2008 LLC	restaurant	Panda Buffet (vacant)	TDOT / RE	5/11/2010	\$ 858,500	\$0	\$858,500						\$ 858,500	\$ 858,500		
17	2710	2225 E.	125-01-0300	Kurt Misuraca	commercial	Totally Kids	TDOT / RE	2/23/2011	\$ 346,500	\$0	\$346,500						\$ 346,500	\$ 346,500		
18	3174	1221 E.	124-06-2110	Paul Broussard	commercial	Vacant building	TDOT / RE	4/28/2011	\$ 218,400	\$0	\$218,400						\$ 218,400	\$ 218,400		
									RTA Project Funding Subtotal		\$ 2,812,290	\$8,765	\$3,010,965					\$ 3,010,965		
									TOTAL		\$ 7,469,428	\$ 136,721	\$ 7,606,149	\$2,008,500	\$278,400	\$271,000	\$1,563,623	\$1,070,761	\$2,413,865	\$7,606,149

Updated on Dec. 19, 2012

* TDOT / RE = Tucson Department of Transportation/Real Estate Office; HCD = Housing & Community Development